

Mayor  
Mr. Edward Waltz

Commissioners  
Mr. Schumata Brown (Mayor Pro-tem)  
Mrs. Janet G. Baker  
Mr. David F. Chapman, Jr.  
Mr. Bobby Flowers  
Mrs. Elaine White



Town Manager  
Jonathan Franklin

Clerk  
Mari Spoonemore

Town of Maysville  
404 Main St. P.O. Box 265  
Maysville, NC 28555  
(910) 743-4441 Fax (910) 743-0895

December 19, 2014

Environmental Management Support, Inc.  
Attn: Mrs. Edie Findeis Cromwell  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

RE: FY 2015 Brownfields Assessment Grant Proposal  
RFP NO: EPA-OSWER-OBLR-14-07

Dear Mrs. Cromwell:

The Town of Maysville, North Carolina, is an exceptional candidate for an EPA Community-Wide Brownfields Site Assessment Grant. Located in the heart of a vibrant region along the banks of the scenic White Oak River, Maysville is a town that remembers its past while focusing on the future, offering a strong sense of community, economic opportunity for all citizens, and responsive, results-oriented local government.

Located in predominantly rural Jones County in eastern North Carolina, the Town falls almost midway between the cities of New Bern and Jacksonville along US Route 17. Maysville is positioned just west of the Croatan National Forest and north of the White Oak River. Maysville lies at the crossroads of a vibrant region. However, while nearby communities have experienced tremendous growth spurred by the presence of military bases and coastal development, Maysville has retained its small town charm. The Town welcomes commuters traveling between military bases on US 17 and vacationers and visitors passing through on the Coastal Highway (NC Route 58) to vacation points along the eastern shore.

Existing brownfield sites scattered throughout Maysville have had negative impacts on existing residents, many of whom are caught in an ongoing downward spiral with regard to safe, affordable housing. To begin a renaissance in this historic and scenic community, Maysville plans to utilize the requested grant funds to reposition itself as a family friendly village that welcomes visitors to enjoy historic and cultural amenities along with natural beauty, outdoor sports opportunities and a rural lifestyle.

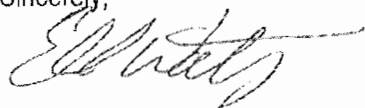
a. Applicant Identification: *Town of Maysville, North Carolina*

404 Main Street / PO Box 265  
Maysville, NC 28555

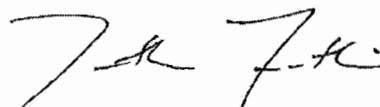
- b. Applicant DUNS Number: 049-159-143
- c. Funding Requested:
- i. Grant Type: Assessment
  - ii. Federal Funds Requested: \$200,000
  - iii. Contamination: Hazardous Substances
  - iv. Assessment Type: Community-Wide
- d. Location: Town of Maysville
- e. Site Specific Property: Not Applicable
- f. Contacts:
- i. Project Director: Jonathon Franklin, Town Manager  
404 Main Street / PO Box 265  
Maysville, NC 28555  
Phone: 910-743-4441  
Fax: 910-743-0895  
Email: townmanager@bizec.rr.com
  - ii. Highest Ranking Elected Official: Hon. Edward L. Waltz, Mayor  
404 Main Street / PO Box 265  
Maysville, NC 28555  
Phone: 910-743-4441  
Fax: 910-743-0895  
Email: Maysville\_Mayor@bizec.rr.com
- g. Date Submitted: December 19, 2014
- h. Project Period: 3 Years from date of Grant Agreement
- i. Population: 1019
- j. "Other Factors" Checklist: Attached

The citizens of Maysville are tremendously supportive of the potential revitalization initiatives that will result from these brownfields assessments and are excited about the future opportunities this project will ultimately bring to our community. Please feel free to contact us or if you have any questions or require any additional information regarding our proposal or the project.

Sincerely,



Edward L. Waltz  
Mayor



Jonathan Franklin  
Town Manager

Enclosure: *Proposal for USEPA's Community-Wide Brownfields Assessment Grant, December 19, 2014*

Cc: Ms. Barbara Alfano, EPA Region 4 Brownfields Program Coordinator

**Town of Maysville, North Carolina**  
**Proposal for USEPA's Community-Wide Brownfields Assessment Grant**  
RFP #EPA-OSWER-OBLR-14-07

**December 19, 2014**

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**INTRODUCTION:**

The Town of Maysville (Town), located in rural Jones County in eastern North Carolina, falls almost midway between the cities of New Bern and Jacksonville along US Route 17. Maysville is positioned just west of the Croatan National Forest and north of the White Oak River. Even with only around 1,000 residents, Maysville is still the largest town in Jones County and lies in the heart of a vibrant region. However, while nearby communities have experienced tremendous growth spurred by the presence of military bases and coastal development, Maysville has retained its small town charm. The Town, originally known as Young's Crossroads, welcomes commuters traveling between military bases on US 17 and vacationers and visitors passing through on the Coastal Highway (NC Route 58) to vacation points along the eastern shore.

Maysville proved its competitiveness among similar small towns by acceptance into the NC Small Towns Economic Prosperity Program (NC STEP) in 2010. NC STEP, which is administered by the North Carolina Rural Center, provided guidance and funding to conduct a branding study and prepare a streetscape plan. The timing for the implementation of the Maysville Streetscape Plan project coincides with the design and construction of the planned US 17 Bypass. When complete, the volume of traffic traveling through Maysville will diminish greatly, presenting both challenges and opportunities.

As a part of the STEP process, the Town also furthered its ***Economic Development Strategic Plan & Implementation Strategy*** to reclaim its "Main Street" and create an inviting village setting that will attract new families, visitors and business investments. The plan's goals are to create conditions and activities that will ultimately result in job and wealth creation, improved standard of living and quality of life for the community's residents, and additional public and private investments into the Town and vicinity. To begin a renaissance in this historic and scenic community, Maysville plans to utilize the requested EPA Community-Wide Brownfields Assessment Grant funds to reposition itself as a "family friendly village that welcomes visitors to enjoy historic and cultural amenities along with natural beauty, outdoor sports opportunities and a rural lifestyle."<sup>1</sup> By branding itself as "Naturally Welcoming," Maysville represents an affordable, rural alternative for military families stationed at nearby military bases at Camp Lejeune in Jacksonville and Cherry Point in New Bern. The grant funds provided through this opportunity will allow Maysville to strengthen its image and begin the process of transforming abandoned and underutilized properties in the heart of Town that have detracted from its potential to become a quaint, walkable village destination with cultural attractions and shops that will attract new residents and small businesses.

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<sup>1</sup> NC STEP Economic Development Strategic Plan & Implementation Strategy, 2011

## V.B. Ranking Criteria for Assessment Grants

### 1. COMMUNITY NEED

#### 1.a. Targeted Community and Brownfields

##### i. Targeted Community Description:

Settled in the 1700s by European immigrants, Maysville was originally called simply "Cross Roads" since it was at the site of a crossing of the old post road (now US 17 / Main Street) and the Stella-to-Trenton Road (NC 58 / Eight Street). To date, this crossing is still the only signaled intersection within Town limits. Maysville became a town in the late 1800s and, from 1900 until the late 1930s, experienced a boom of prosperity and growth, at one time boasting a hotel, theater, drug store, a hardware store, several restaurants, stores, mechanics, two car lots and a local physician who still delivered babies at home as late as the 1960s. Long-time residents tell stories of a circus and other large community events held here up until the late 1940s.

However, with the development of the US Marine Corps Base Camp Lejeune to the south and the Marine Corps Air Station Cherry Point to the north during the 1940s, many residents moved to be closer to related job opportunities in Jacksonville and New Bern. The Town's decline was exacerbated when local rail service between New Bern and Wilmington ended and the railroad was abandoned in the 1980s.

##### ii. Demographic Information:

Criteria	Maysville	Jones County	North Carolina	US
Total Population <sup>1</sup>	1,019	10,153	9,535,483	308,745,538
% Women <sup>1</sup>	53.2%	51.9%	51.3%	50.8%
% Minority <sup>1</sup>	54.8%	37.0%	31.5%	37.4%
Unemployment Rate <sup>2</sup>	N/A	6.9%	6.3%	5.9%
Unemployment Rate <sup>3</sup>	12.7%	11.4%	11.1%	9.7%
Median Household Income <sup>3</sup>	\$32,772	\$36,213	\$46,334	\$53,046
Poverty Rate, All Persons <sup>3</sup>	16.3%	16.7%	17.5%	15.4%
% Minority in Poverty <sup>3</sup>	25.4%	26.5%	27.6%	27.1%
% Elderly > 65 in Poverty <sup>3</sup>	28.7%	9.4%	10.0%	9.4%

<sup>1</sup>U.S. Census Bureau – 2010 Census: [http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC\\_10\\_DP\\_DPDP1&prodType=table](http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_DP_DPDP1&prodType=table)  
<sup>2</sup>U.S. Dept of Labor – Bureau of Labor Statistics, October 2014 (Seasonally Adjusted): <http://data.bls.gov/map/MapToolServlet>  
<sup>3</sup>U.S. Census Bureau – 2009-2013 ACS 5-Year Estimates: <http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

**\*NOTE:** Reference for "Other Factors" Checklist: Population <10,000.

Women make up over 53% of the population in Maysville as compared to around 51% for the rest of North Carolina and the US. The percentage of minorities in Maysville (almost 55%) is much higher than the remainder of Jones County (37%) and the state (~32%). While the poverty rate for all persons and minorities is roughly on par with the remainder of the county, state and national percentages, the poverty rate for elderly persons over 65 in Maysville is considerably higher comparatively with almost 29% as compared to 10% or below based on latest available Census estimates. There is no doubt that these vulnerable populations will greatly benefit from the social, economic, educational, and recreational opportunities that will come about through redeveloping brownfield sites in their community. This grant will provide a much-needed boost, not only for economic conditions, but will improve the physical environment and community health as noted in **Section 4.a.**

### iii. **Brownfields:**

The Town's ***Economic Development Strategic Plan & Implementation Strategy*** further described in **Section 2.a.i** identifies numerous abandoned or underutilized properties in Maysville that require assessment, either for demolition and reuse as greenspace and recreation or for redevelopment. For decades, the brownfield sites identified here have contributed to blight in the community, hindering revitalization and detracting from the Town's natural and historical assets.

Brownfield sites of particular interest include the site of the former Maysville Veneer Mill, which operated one block from the crossroads of the two main transportation routes. The mill building itself is still in use today as Laberts Cable Splicing Company. The Town was also once home to a pickle plant, a cooperage business making barrels and kegs, several saw mills and a large pulp mill on the outskirts of Town. Aggregate mining became a major business and the foundation materials of the region's roads can be traced to rock aggregate mined in the Maysville area. Numerous other small commercial sites are scattered about Town, many of them abandoned or underutilized but viable for redevelopment for the uses identified in the Town's strategic planning efforts.

For purposes of this grant application, the Town identified 5 primary focus areas for assessments:

- (a) Central Business District Corridor (US Route 17 / Main Street): This area is the main business hub of the Town and includes existing and former sites of small businesses such as gas stations, car dealerships, beauty and barber shops, grocery and convenience stores, and hardware and dry goods stores.
- (b) Commercial Business Corridor (NC 58 / Eighth Street): This focus area is home to two former car dealerships and the Maysville Veneer Plant.
- (c) Industrial Corridor (Main & Tenth Streets): Large former industrial sites including the former Maysville Garment Factory, a large textile manufacture facility that has been vacant for many years as a result of perceived environmental concerns.
- (d) Frost Park (NC 58 / Eight Street & Bynum Avenue): Site of the old Maysville Elementary School and previous coal ash disposal area.
- (e) Business Park (US Route 17 / Main Street): Site of the old train depot recently relocated by the Maysville Development Corporation and planned for historic renovation. This location also previously served as manufacturing plant for wooden barrels and other storage vessels.

### iv. **Cumulative Environmental Issues**

- (a) ***Environmental Impacts*** – No existing studies are available relative to potential impacts of these brownfield sites on the physical environment in Maysville. However, it is assumed that the long-dormant commercial and industrial sites remaining throughout the Town contribute to stormwater runoff posing a threat to the nearby White Oak River. The White Oak drains to the Atlantic near Cape Carteret southeast of Maysville and is central to the Town's history and general character.

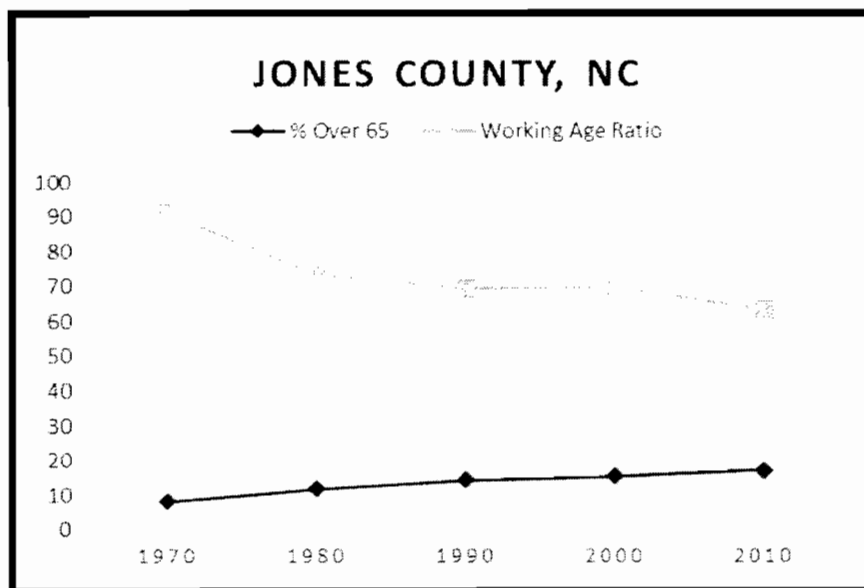
Other cumulative environmental issues in Maysville are related to the heavy transportation routes crossing in the center of Town. US Route 17 and NC Route 58 form the nexus between military bases to the north and south and the prosperous coastal development areas on the eastern shore. However, the legacy they have created in Maysville has been detrimental to orderly growth, creating congestion and noise from these major truck routes.

- (b) **Environmental Justice** – Existing brownfield sites scattered throughout Maysville have had a tremendously negative impact on residents, many of whom are caught in an ongoing downward spiral with regard to safe, affordable housing. Inadequate and unhealthy housing in Maysville disproportionately affects the populations with the fewest resources to respond and improve their situations. Clean up and revitalization of brownfields in Maysville is, therefore, seen as an opportunity to improve the viewshed for these neighborhoods, increase residential and commercial property values, and lead to the core economic development the Town seeks.

### 1.b. Impacts on Targeted Community

Directly or indirectly, the brownfields described herein have negatively impacted Maysville. Although no community level data are available for Maysville, a review of data for Jones County reveals trends toward an aging and less healthy population as compared to the rest of North Carolina.

Census data clearly indicate that Jones County's working age population is declining as early and mid-career workers leave to find jobs outside the community.<sup>2</sup> This has resulted in a significant decrease in median household income (MHI) compared to the rest of the region and state. Along with the decline in total population and income, changes have occurred in the characteristics of the Town's population, generally trending toward an older, less affluent population. With an aging population comes tremendous stress on public services, including health care and social services. Maysville currently lacks adequate facilities for senior citizens to obtain wellness care and social interaction.



Separate health data for the Town are not available. However, Jones County residents appear at overall greater risk for chronic health issues than the remainder of North Carolina as noted in the table below. Out of 100 communities, Jones County ranks 71st in overall health outcomes and 76<sup>th</sup> in health factors in North Carolina.<sup>3</sup> Many of those most at-risk reside within or adjacent to Maysville where there has been long-term exposure to potential hazardous substances, pollutants or contaminants associated with brownfields sites.

<sup>2</sup> Ref: NC Office of State Budget – Data LINC: <http://linc.state.nc.us>

<b>Death Rates<sup>3</sup></b> (Age Adjusted per 100,000 Persons)	<b>Jones County</b>	<b>North Carolina</b>
Cancer	200.6	179.7
Heart Disease	251.2	179.3
Cerebrovascular Disease	62.7	46.0

## 1.c. Financial Need

### i. Economic Conditions:

Although current unemployment statistics for the Town are not available, as a relative comparison using the latest 5-Year Census Bureau estimates (2009-2013) as noted in **Section 1.a.ii**, the Town's unemployment rate of 12.7% was higher than that of the rest of Jones County (11.4%) and North Carolina (11.1%) for the estimate period.<sup>4</sup> Under the present conditions, the Town's fiscal resources have been severely impacted through the decline of its tax base, and cannot provide the resources needed to spur additional long-term improvement without outside assistance.

### ii. Economic Effects of Brownfields:

Brownfields in Maysville have contributed to a large number of middle class residents moving outside Town limits and into surrounding rural Jones County to escape the blight of the downtown area. Per **Section 1.a.ii**, among the most powerful evidence of the Town's economic descent is the difference in MHI between the Town and County. Current census estimates indicate the Town's MHI falls well below that of the county, state, and nation. Jones County's 2010 MHI was \$36,213, which is over 10% higher than the MHI within the Town itself (\$32,772).<sup>4</sup> Clearly, middle and higher income households generally choose to live outside Town limits, reflecting continuing urban flight the Town is striving to reverse.

## 2. PROJECT DESCRIPTION and FEASIBILITY OF SUCCESS

### 2.a. Project Description

#### i. Description of Funded Project and Redevelopment Strategy:

The purpose of this assessment project is to evaluate abandoned and deteriorating industrial and commercial sites in Maysville for redevelopment as green space and recreational facilities, and/or residential, retail/commercial or mixed-use properties. Redevelopment of properties will further the Town's primary long-term economic vision to return this area to its roots as a family friendly village center providing affordable, safe housing for young families in a quaint, rural atmosphere, which will strengthen not only the Town, but the entire region.

The Town's **Economic Development Strategic Plan & Implementation Strategy**, a focused strategic plan developed in 2011, supports private sector growth and economic revitalization. The plan offers sequential implementation steps, financial strategies, and resources forming a clear path for redevelopment of buildings and vacant land that will constitute a major stimulus for growth, jobs, historic preservation, and long-term

<sup>3</sup> NC Department of Health, 2012 Health Profile: <http://www.countyhealthrankings.org/app/north-carolina/2014/overview>

<sup>4</sup> U.S. Census Bureau, American Community Survey 5-Year Estimates, 2009-2013: <http://factfinder2.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t>

renewal in Maysville. The revitalization strategy presented in this plan includes the assessment and acquisition of brownfield sites for demolition and reuse as community amenities. Several existing structures are suitable for a variety of potential uses, including retail, office space, residential and/or mixed-used space.

The Town's ultimate vision for the target area is to connect properties through construction of a sidewalk network. Additional outdoor amenities are planned including greenspaces and small pocket parks that will transform the community into a walkable, family-friendly village center that will attract young families seeking to live in a more rural atmosphere. This plan demonstrates Maysville's clear recognition of the vital importance of long-term reinvestment.

## ii. Project Timing:

Understanding that the grant period is not to exceed 3 years from award, the Town will employ a management approach similar to that used for other state and federal funding programs within a specified project period. This project will be conducted in compliance with all applicable federal and state standards for protecting human health and the environment. Methods to remain on track toward the expected outcomes include the following:

- (a) The Town will procure environmental consultants in compliance with 40 CFR 31.36 and North Carolina local government procurement requirements codified as General Statute 143-129(b). Consultants will develop a master plan with tracking and reporting protocols for measuring progress, including detailed activities, schedules, budgets, outputs and milestones keyed to outreach and reporting requirements. Based on the Town's previous federal grant experience, a consultant contract will be accomplished within 90 days of receipt of EPA authorization to proceed with the project.
- (b) Using the ***Economic Development Strategic Plan & Implementation Strategy*** detailed in **Section 2.a.iii** below, 10 potential assessment sites have been identified for immediate eligibility review and securing of site access. This step will be complete within 90 days of execution of the consultant contract.
- (c) Phase I Environmental Site Assessments (ESAs) will be initiated for eligible sites, followed by Phase II ESAs as appropriate. Time needed for completion of assessments is contingent upon factors such as size of the property, existing improvements, past and current uses, and the extent of known or suspected environmental concerns. ESAs will, therefore, overlap during the remaining project period, but will all be completed within 24 to 30 months of site selection.
- (d) Consultants will prepare monthly performance reports to summarize accomplishments during the preceding month. Keyed back to the master plan, these reports will include milestones achieved, issues encountered, billing and budget details, and project schedule updates. The Town will utilize consultant reports to gauge overall project progress as well as to prepare reports to EPA necessary to meet requirements of their cooperative agreement.
- (e) Applicable site information will be regularly entered in EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES), and the Town will provide post-grant information to describing outcomes and benefits of the funding, such as the number of jobs created and additional funds leveraged as a result of the grant award.



### iii. Site Selection:

As per **Section 1.a.iii**, the Town completed preliminary site selection using aerial photographs, current ownership, past uses and other parcel information, the final selection of sites will be guided by the following prioritization criteria:

- Impact on public health, the environment, and wildlife habitats
- Proximity to municipal or private water sources, residential areas, and schools
- Potential reuse of the site for open/green space and/or recreation
- Degree to which the site furthers objectives for revitalizing the target area

For the current project, potential assessment sites have been refined through the Town's 2013 ***Economic Development Strategic Plan & Implementation Strategy***. For the current project, potential sites selected for evaluation include the Maysville veneer plant, Maysville garment factory, Maysville Elementary School, old train depot planned for recreational and historical use, multiple historical gas station/auto dealership locations, and former manufacturing plant for wooden barrels and other storage vessels.

The final number of sites chosen will depend upon access considerations, projected assessment costs and determination of site eligibility from EPA.

## 2.b. Task Description and Budget Table

### i. Task Descriptions

The specific project tasks detailed below, which are followed by associated budget tables, were developed to achieve the primary goal of completing approximately six Phase I ESAs and three Phase II ESAs, which together comprise over two thirds (68%) of the total grant budget.

**Task 1: Cooperative Agreement and Project Oversight – \$3,000 Travel / \$6,000 Contractual:** This task includes program activities integral to achieving the purpose of the grant such as financial and performance monitoring, reporting, and coordinating with EPA, DENR and consultants to facilitate project progress. Town staff will oversee the project on an in-kind basis. Direct expenses, with the exception of travel and contractual expense, will be offset through the Town's general fund. The Town's in-kind staff commitment is estimated at \$6,000, or roughly \$2,000 per year during the 3-year project period. The proposed travel budget will support one to two staff members to attend two EPA National Brownfields Conferences during the project period for a total budget of \$3,000 (\$1,500 per conference). Contractual expenses of \$6,000 (\$2,000 per year) include reporting and administration assistance provided by consultants.

**Task 2: Communication and Community Engagement – \$3,500 Supplies / \$9,000 Contractual:** This task includes technical assistance necessary to maintain interaction with citizens throughout the project. As detailed further in **Section 3.a**, this task includes developing a brownfields project webpage on the Town's existing website, preparing printed brochures and conducting advertised public meetings to coincide with significant milestones to communicate project progress. In-kind staff expenses of \$6,000 (\$2,000 per year) are anticipated. The grant budget includes advertisement and printing costs of \$3,500 and direct contractual expenses of \$9,000 (\$3,000 per year) for technical assistance with community meetings and materials.

**Task 3: Inventory Review, Site Prioritization and Access Coordination – \$9,000 Contractual:** Candidate sites have been chosen from an existing list of sites as noted in **Section 2.a.iii**. Identified properties will be ranked using criteria established by the Brownfields Task Force and, after site access is confirmed, 6 to 8

sites will be selected from 10 potential properties already identified. Estimated contractual costs of \$9,000 for this task, include compiling specific site information for candidate sites, developing a brownfields database and GIS mapping, and facilitating meetings of the Brownfields Task Force to prioritize and rank sites.

**Task 4: Phase I Environmental Site Assessments – \$36,000 Contractual:** Upon receiving eligibility determinations and access from property owners, approximately six Phase I ESAs will be conducted consistent with ASTM E1527-13, which meets EPA's latest All Appropriate Inquiry (AAI) standard. Contractual costs will vary depending upon the size of each site, existing improvements, and past uses, but average unit costs of \$6,000 per assessment were established based on discussions with environmental consultants. The Town will commit in-kind staff time of \$3,000 (\$500 per site) for securing access, monitoring activities, reviewing and submitting reports for EPA approval upon completion of each Phase I ESA.

**Task 5: Phase II Environmental Site Assessments – \$99,000 Contractual:** Based on results of the Phase I ESAs, sites will be evaluated to determine which properties require Phase II ESAs. Costs for Phase II ESAs include collecting soil and groundwater samples, performing lab analyses, preparing summary reports, and recommendations for further action, if warranted. The Town anticipates completing approximately three Phase II ESAs at an average unit cost of \$33,000 each based on discussions with environmental consultants. **This task constitutes over 50% of the contractual budget for the project. (NOTE: Reference for “Other Factors” Checklist.)** The Town's in-kind commitment of \$3,000 (\$1,000 per site) includes staff time to oversee and monitor activities; coordinate with consultants and regulators; and review and submit reports to EPA upon completion of assessments.

**Task 6: Project Work Plans – \$17,100 Contractual:** This task involves quality assurance documents for assessed sites as appropriate, including Quality Assurance Project Plans, Site Specific Sampling Plans, Site Eligibility Determination Requests, Property Profile Forms, and other related documents. An in-kind commitment of \$3,000 is included to coordinate, review, and disseminate documents. The contractual budget anticipates six Work Plans at an average cost of \$2,850 each.

**Task 7: Preliminary Planning for Remediation and Redevelopment – \$17,400 Contractual:** Preliminary remediation plans will be prepared to review alternatives for further investigation and/or remediation for properties selected for assessment. Preliminary cost estimates will be developed for each alternative and a report prepared for EPA and DENR approval of proposed remedial actions. Staff and consultants will work with stakeholders to conduct redevelopment planning, incorporating cost-benefit analyses to determine best reuse and economic potential of the sites. Three Remediation / Redevelopment Plans are anticipated at an average contractual cost of \$5,800 per plan. Staff will coordinate redevelopment planning with input from stakeholders, EPA and DENR on an in-kind basis at an estimated cost of \$3,000 (\$1,000 per plan).

#### Project Task Summary

No.	Task Description	Budget	Anticipated Outputs
1	Cooperative Agreement and Oversight	\$ 9,000	Administrative Reports, Travel
2	Community Involvement	\$ 12,500	Website, Brochures, Meetings
3	Site Prioritization / Access Coordination	\$ 9,000	Priority List / Report
4	Phase I ESAs (6 @ \$6,000)	\$ 36,000	Phase I ESA Reports
5	Phase II ESAs (3 @ \$33,000)	\$ 99,000	Phase II ESA Reports
6	Project Work Plans (6 @ \$2,850)	\$ 17,100	QA Documents / Work Plans
7	Preliminary Remediation Plans (3 @ \$5,800)	\$ 17,400	Preliminary Remediation Plans
<b>PROPOSED PROJECT BUDGET</b>		<b>\$200,000</b>	<b>TOTAL GRANT REQUEST</b>

ii. **Project Budget Table:**

<b>TASK →</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>TOTAL</b>
Personnel	-	-	-	-	-	-	-	\$ 0
Fringe Benefits	-	-	-	-	-	-	-	\$ 0
Travel	3,000	-	-	-	-	-	-	\$ 3,000
Equipment	-	-	-	-	-	-	-	\$ 0
Supplies	-	3,500	-	-	-	-	-	\$ 3,500
Contractual	6,000	9,000	9,000	36,000	99,000	17,100	17,400	\$193,500
<b>GRANT TOTAL</b>	<b>\$9,000</b>	<b>\$12,500</b>	<b>\$9,000</b>	<b>\$36,000</b>	<b>\$99,000</b>	<b>\$17,100</b>	<b>\$17,400</b>	<b>\$200,000</b>

**2.c. Ability to Leverage**

As noted above, the Town's continued investment in the project includes staff time to administer grant activities, facilitate community involvement, coordinate site access, oversee site selection and assessment activities, and review and submit technical reports. The Town's estimated in-kind contribution is \$24,000, or \$8,000 per year average, over the three-year grant period, which represents over 10% of the overall anticipated project total of \$224,000.

Town also anticipates the need to secure funding to further evaluate some of sites assessed to respond, remediate and/or redevelop properties. If further evaluation or response is needed for any of the sites, the Town will secure public and private funding needed to successfully return these sites to sustainable reuse. This funding will be obtained through the North Carolina DENR Brownfields Program, additional EPA site specific assessment grants and revolving loans for eligible activities, and/or through local private sources.

Maysville has secured funding for a variety of projects, including almost \$1 million for water and sewer projects and other infrastructure improvements. The Town demonstrated ability to leverage most recently following an EF-3 tornado that struck in April 2011.

Upon completion of the assessments and, if necessary, site remediation, the Town will seek additional funds for redevelopment of the target area. Supplemental funds will be sought through federal and state agencies, with whom the Town has partnered in the past, including USDA Rural Development.

**3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

The Town fully recognizes the value of involving the community in meaningful ways to support the program and to develop the momentum necessary to sustain this initiative. The Town has demonstrated this commitment by involvement of community leaders on the **Maysville Brownfields Redevelopment Task Force** (Task Force) to prepare the present grant proposal. Additionally, considerable community involvement was enlisted for the **Economic Development Strategic Plan & Implementation Strategy** completed in December 2011 to address revitalization of the primary focus areas.

**3.a. Plan for Involving Community / Stakeholders and Communicating Project Progress**

i. **Community Involvement Plan**

This grant will build upon previous initiatives that have both involved extensive community engagement efforts. The group of community leaders initially formed in September 2014 as the Brownfields Task Force will continue direct involvement in the current project. The current proposal was developed with input from this group, which meets regularly and is comprised of civic leaders from business, banking, construction, health care, insurance, media, real estate, clergy, and local government.

## ii. Community Progress

Believing strongly in partnering with citizens and maintaining project transparency, the Town will continue to engage the local community at all stages of the project, but particularly in site selection through the following communication plan:

- (a) The Town will develop a brownfields project webpage to report ongoing progress. Project reports and meeting announcements will be posted on this site. In addition to the website, the Town will utilize Facebook and other social media to engage the whole community in the project.
- (b) Project reports and brochures will be distributed throughout the community with pertinent project materials posted at Town Hall, the library, and other public repositories.
- (c) Public informational meetings will coincide with primary milestones, e.g., completion of site selection, assessments, and remediation/redevelopment planning, to communicate progress and encourage broad citizen involvement. Public notices will be placed in local print media and posted on the webpage and social media for all public meetings.
- (d) To expand upon previous community involvement efforts, the Town intends to provide opportunities for citizens to review project deliverables, especially redevelopment plans, through presentations to local business and civic organizations and through small group meetings and open house style offerings to allow a broad range of perspectives. If needed, linguists for non-English speaking persons and/or interpreters for the hearing-impaired will be used to eliminate these potential barriers to sharing information with the community.

## 3.b. Partnerships with Government Agencies

### i. State Environmental Authority:

The community has worked closely and successfully with the North Carolina Department of Environment and Natural Resources (DENR) and will continue its long-standing partnership with this agency to address any potential environmental and/or health issues encountered. A letter from Bruce Nicholson, DENR Brownfields Program Manager, dated December 12, 2014, is provided as **Attachment B** to acknowledge and support this grant proposal. DENR will provide assistance with (a) outreach and education to prospective developers about benefits of the state brownfields program and (b) facilitation of project financing to advance redevelopment in Maysville.

### ii. Other Relevant Governmental Partnerships:

The Town will draw upon its successful partnerships with other state and local agencies throughout the life of the project and in future redevelopment activities. The Town will continue its ongoing partnership with the North Carolina Department of Health and Human Service (DHHS) and North Carolina Division of Public Health (DPH) to respond to any environmental and/or health issues encountered. Since the White Oak River and its watershed are regional assets, other regional governments and authorities, including the Jones County Economic Development Commission, will partner in the project, particularly with implementing long-term redevelopment strategies to benefit all in the region. Throughout the revitalization process, the Town will continue to work with state agencies to identify economic and recreational opportunities available for the properties assessed, drawing upon on their expertise to facilitate redevelopment planning and leverage appropriate funding sources.

### 3.c. Partnerships with Community Organizations

#### i. Community Organization Description & Role:

Locally, the Maysville Development Corporation and Maysville Economic Leadership Organization will continue to support marketing opportunities key to the brownfields revitalization efforts. This will include new business and industry recruitment, as well as the stabilization of existing commercial, retail, and industrial endeavors in the region. These organizations also support tourism and entrepreneurship activities throughout the region and have pledged ongoing support for the brownfields initiative and subsequent revitalization of Maysville. (See **Attachment C**.)

A broad range of local and regional organizations will continue roles in project development and implementation. The Maysville Economic Leadership Organization, including community volunteers representing business, civic, and faith-based organizations, will continue a lead role in the project through the **Maysville Brownfields Redevelopment Task Force**. This citizens-led planning and oversight committee has coordinated with Town staff and elected representatives for several years to oversee redevelopment opportunities in Maysville.

A total of five community-based organizations have pledged support including task force representation for project oversight, dissemination of information, economic development and marketing assistance for brownfield sites. These include Jones County Board of Commissioners, Jones County Committee of 100, Jones County Economic Development Commission, Maysville Development Corporation and Maysville Economic Leadership Organization. **NOTE: A summary table outlining the roles and commitments of these organizations, along with their letters of support, is included as Attachment C.**

#### ii. Letters of Commitment:

Letters of support indicating respective roles and commitments of five community organizations in project implementation are included in Attachment C.

### 4. PROJECT BENEFITS

Recognizing that the economic vitality of a community is its lifeblood, the primary purpose of the proposed assessment grant is to begin evaluating brownfield sites as viable alternatives for industrial, commercial, residential, and recreational use and/or green space and to determine ways to encourage new investment and reinvestment at all levels in the community. Expanded employment opportunities, enhanced quality of life, reduced environmental threats, improved public health, and sustainable growth will all result from the redevelopment of this area, which will directly benefit disadvantaged neighborhoods adjacent to the blighted target area in downtown Maysville.

#### 4.a. Health and/or Welfare and Environment

##### i. Health and/or Welfare Benefits:

Providing recreational, educational, and economic opportunities by redeveloping brownfields will enhance quality of life in the community. As noted in **Section 1.b.**, a high percentage of low to moderate income individuals living near brownfields in the target area develop chronic illnesses, such as diabetes, heart disease, and cancer. Maysville will focus on providing facilities for wellness care and health education for vulnerable populations, including seniors, women and low-income citizens. It is fair to surmise that

redeveloping existing brownfields sites in Maysville will, therefore, improve the physical and psychological health of a large portion of the Town's citizenry. This project will provide opportunities for greater physical activity to improve both physical and emotional health for these vulnerable citizens.

**ii. Environmental Benefits:**

Environmental quality in the Town of Maysville and the White Oak River watershed will be greatly improved by remediating contaminated properties in the target area. The project will reduce stormwater runoff by employing environmental site design for redevelopment as well as reclaiming impervious surfaces on brownfield sites as parks and other greenspaces. In addition, the Town will strive to conserve existing greenspaces, provide recreational opportunities, connect neighborhoods, and encourage renewal. Improving these sites as a variety of greenspaces will make the community more appealing, elevating property values for future reinvestment and redevelopment.

**4.b. Environmental Benefits from Infrastructure Reuse / Sustainable Reuse**

As indicated in **Section 1.a.iv.**, environmental quality in the White Oak River watershed will be greatly improved by remediating contaminated properties in the target area. Following assessment, some of these sites will be demolished and redeveloped as greenways, parks, and outdoor recreational facilities, thus reducing stormwater runoff by reclaiming impervious surfaces on existing brownfield sites.

**i. Planning, Policies and Other Tools:**

In 2010 Maysville was selected by the North Carolina Rural Center as an NC Small Towns Economic Prosperity (NC STEP) Program Community. Across North Carolina, dozens of small towns have immersed themselves in the difficult but exciting work of shaping a new future. As participant in the STEP Program, Maysville has actively sought ways to overcome adversity by building on existing assets. Among the tools developed as a part of the STEP process was a Streetscape / Landscape Architecture Master Plan that includes guidance for non-single family development the Town hopes to attract through revitalization efforts spurred by this brownfields assessment grant. The Maysville Zoning and Subdivision Ordinances provide for orderly development and set requires for water, sewer, drainage and streets when new lots are developed. The Zoning ordinance regulates land use and sets standards for lot size, building placement, parking, signage, outdoor storage and trees in parking lots.

**ii. Integrating Equitable Development / Livability Principles:**

Brownfields assessments in Maysville will advance regional and local objectives related to livability and sustainability. The region's greatest challenges include an aging population, agricultural shifts, commuting patterns, housing costs, jobs, education, and community health. Addressing each of these drivers will enable Maysville to more effectively improve the quality of life for current residents and attract new residents to the Town who are seeking a rural, village atmosphere. For the Town, these issues are challenging due to the high concentration of brownfield sites in their midst. Redevelopment will contribute positive momentum for this strategic initiative.

Reclaiming some of these sites as greenspaces, parks, recreational facilities, and trails for public use will alleviate congestion and improve the Town's overall image. The walkable, transit-friendly, mixed-use redevelopment resulting from this project will promote sustainability principles to reduce environmental degradation. Reuse of existing infrastructure, will also ease pressure on undeveloped land to promote cleaner air and reduce destruction of natural habitats. In a broader sense, these initiatives will make the entire Town a more desirable community by reducing adverse environmental impacts.

#### 4.c. Economic and Community Benefits

As a part of the Town's overall economic strategy, the ***Economic Development Strategic Plan & Implementation Strategy*** is specifically intended to stimulate revitalization in the primary business corridors, which include a high concentration of brownfields. The goal of this effort was to define a strategy and phased revitalization approach to expand economic opportunities for the Town. By identifying area needs and creating a focused strategy, this plan will bring about long-term, sustainable renewal. The proposed assessment project will facilitate this strategic initiative by providing initial assurances to investors that these properties are viable for redevelopment.

##### i. Economic Benefits:

This project will strengthen the community by restoring downtown to its place as a regional hub, building upon existing assets to transform and boost the Town's transition to a village center for the region. The addition of service sector jobs expected to result from this project will provide immediate opportunities for lower-income and lesser-skilled persons, targeting specifically the population who have suffered most from the lack of available jobs in Maysville.

Other economic benefits of the ultimate clean-up and reuse of these sites include an increase in the local tax base. Some sites assessed through this grant funding will likely reveal that no clean-up is necessary, making them ready for immediate redevelopment. This quick reuse is good for property owners, developers, local government and the community who has been living with the specter of potentially contaminated sites blighting their neighborhoods. In addition, reclaiming greenspaces will offer new recreational opportunities and neighborhood connectivity that will create a more appealing community, elevating property values and reinvestment.

##### ii. Job Creation Potential with Workforce Development Programs:

Although no specific environmental workforce development programs are currently planned in Maysville, as sites are made available for retail and commercial use, the village will be opened up to enhanced employment opportunities in the service sector as a result of this project

#### 5. PROGRAMMATIC CAPABILITY and PAST PERFORMANCE

##### 5.a. Programmatic Capability

Maysville has managed numerous federally funded projects and is fully capable of successfully completing all phases of work under this cooperative agreement. The Town is experienced in complying with federal requirements including related terms and conditions, work plans, project schedules, and financial and progress reporting. A team of experienced administrative, technical and economic development staff will oversee and administer the grant activities and are expected to remain through the duration of the project. If any of these staff members are unable to maintain their respective role on the team, another will stand ready to fill in until appropriate replacement staff can be identified. The Town will employ a central communications hub overseen by the Town Manager to ensure interdepartmental coordination throughout the project.

- (a) ***Administrative Experience*** – Town Manager Jonathon Franklin will be the primary administrative contact under the grant agreement. With a Master's Degree in Public Administration from Appalachian State University, he has served as Maysville Town Manager since 2011. During his tenure he assisted in the development and design of the Maysville Streetscape Plan, overseeing implementation of the first stage which was the revitalization of the US Hwy 17 and NC Hwy 58 intersection, pedestrian thoroughfare improvements, and private property development projects with



the help of State agencies. Mr. Franklin also assisted in the design and implementation of Maysville's "Naturally Welcoming" re-branding project and the creation of the Maysville Economic Leadership Organization (MELO), Maysville's first non-profit aimed at community participation, main street revitalization, and economic development.

- (b) **Finance Experience** – The Town's Finance Officer, Mr. Hans Kalwitz will oversee the financial aspects of the Town's cooperative agreement with EPA. Mr. Kalwitz received his Masters of Public Administration from Indiana University in 2009. He is experienced in managing multiple state and federal grants and loans including North Carolina Small Towns Economic Prosperity (STEP) Program, North Carolina Division of Community Development CDBG Program and USDA Rural Development Program funds.
- (c) **Project Management and Community Development Experience** – Mr. Rob Will, Community Planner, will assist Mr. Franklin and Mr. Kalwitz to ensure the project is completed according to EPA requirements. With his background in planning and community development, he will assist in program activities including interfacing with representatives of individual sites and adjoining property owners for site access required for assessment activities and will guide the Town's redevelopment planning and marketing efforts.

#### **5.b. Audit Findings**

The Town has a proven track record of managing federal, state, and local funds and has had no adverse audit findings in the past.

#### **5.c. Past Performance and Accomplishments:**

##### **ii. Maysville has not received an EPA Brownfields Grant but has received other federal and non-federal assistance agreements.**

##### **(a) Purpose and Accomplishments:**

- 1) Safe Routes To School - \$300,000 – This grant was funded by the US Department of Transportation (DOT), but was awarded and administered by the NCDOT. This program provided funding for almost 4,000 linear feet of sidewalk extending from the elementary school to a park and connecting to nearby residential areas.
- 2) USDA Community Facilities Program for New Police Vehicles - \$64,000 Loan and \$34,000 Grant – This federal grant was awarded and administered by USDA Rural Development to assist in the development of essential community facilities in rural areas and towns. In Maysville's specific case, this program helped provide the Town with three new 2015 Ford Interceptors. The primary accomplishment of this project was replacing an emergency vehicle fleet whose newest car was ten years old, reducing maintenance and fuel expenses and allowing those funds to be spent for other vital equipment.
- 3) Parks and Recreation Trust Fund - \$110,000 – This state grant was awarded for improvements at Frost Park. The grant provided funds to build a new basketball court, install new sidewalks, install new adult fitness equipment, resurface an old basketball court, and install a walking trail and other much needed improvements. The goal of the park program is to provide the best park in Jones County as an economic development tool that will be a major attraction for young families moving to the area. This project has been ongoing for



over two years and the Town has worked to reduce costs to further the impact these funds will have. Currently at approximately \$20,000 under budget, this project can be expanded to include additional sidewalks and remodel existing restroom facilities.

- 4) Community Development Block Grant - \$360,000 – A federal HUD grant awarded and administered by the NC Department of Commerce, this project included construction of a road to serve Green Recycling Solutions, LLC. The outcome of this project was to provide a heavy duty road to serve the Town of Maysville as an economic engine for the next 30 years.

**(b) Compliance with Previous Grant Requirements:**

The Town is very familiar with and understands the necessity of developing a work plan, creating a schedule, abiding by the schedule, and assuring adherence to the project terms and conditions. The Town's checks and balances procedure begins with the Finance Officer. For each project, separate project funds are created within the Town's general ledger to assure restricted revenue will not be used for other means. Each expenditure within the project budgets is carefully scrutinized and budgets are appropriately projected to make certain funds are not expended above approved allocations. A monthly financial report is created for the Board of Commissioners review. In addition to appropriate accounting measures, the Town maintains appropriate records and site information and all required administrative reports and design documentation are timely submitted and approved by funding agencies.

For the above listed projects, all applicable site information, required administrative reports, design documentation, and final inspection reports were timely submitted and approved by the respective funding agencies and final project closeouts were accomplished in compliance with all agency requirements.

**V. C. Other Factors**

As indicated on the **Other Factors Checklist** included with the Town's transmittal letter, several considerations not detailed elsewhere in this proposal should be taken into account:

**Natural Disasters After 2006:**

- (a) In April 2011, the Town was struck by an EF-3 tornado with winds estimated at up to 165 mph. Approximately 25 structures were damaged or demolished in Maysville, the majority of which were located in the central business district.<sup>5</sup>
- (b) Shortly thereafter, Maysville was among many eastern NC communities impacted by high winds and flooding due to Hurricane Irene in August 2011. The storm, with 85 mph sustained winds destroyed more than 1,100 homes in the region.<sup>6</sup>

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<sup>5</sup>National Weather Service, April 2011: <http://www.spc.noaa.gov/exper/archive/event.php?date=20110427>

<sup>6</sup>Hurricanes and the Middle Atlantic States, Dec 2014: <http://www.midatlantichurricanes.com/NorthCarolina.html>

### Appendix 3

#### Assessment Other Factors Checklist

Name of Applicant: Town of Maysville, North Carolina

Please identify (with an *X*) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
✓	Community population is 10,000 or less.	2
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
✓	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	15
✓	Project is primarily focusing on Phase II assessments.	8
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption ( <u>unrelated</u> to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, <b>applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation</b> which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, <b>applicant must attach documentation</b> which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a HUD Promise Zone community. To be considered, <b>applicant must attach documentation.</b>	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**Town of Maysville, North Carolina**  
**Proposal for USEPA's Community-Wide Brownfields Assessment Grant**  
**RFP #EPA-OSWER-OBLR-14-07**

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**ATTACHMENT A**

**Threshold Criteria**  
**December 19, 2014**

1. Applicant Eligibility

The Town of Maysville, North Carolina is a "general purpose unit of local government" as defined pursuant to 40 CFR Part 31, and is, therefore, an eligible applicant for funding under EPA guidelines having rights to conduct associated activities within the Town's incorporated limits under the EPA Cooperative Agreement.

2. Letter from State Environmental Authority

A letter dated December 12, 2014 was prepared by Bruce Nicholson, Brownfields Program Coordinator for the North Carolina Department of Environment and Natural Resources (DENR) in acknowledgement and support of the Town's plans to apply for Federal grant funds and to conduct assessment activities as outlined herein. (See **Attachment B**)

3. Community Involvement

Beginning in September 2014, the Town engaged local business leaders to develop the present grant proposal and will continue to include local leaders and citizens throughout the project utilizing a brownfields task force. Maysville is committed to transparency and will continue to seek citizen involvement for the proposed brownfields assessment grant activities through various means.

The communications component of the proposed brownfields assessment program, described in detail in proposal section **V.B.3 – Community Engagement and Partnerships**, includes (1) formation and regular meetings with a brownfields task force, (2) regular project updates at advertised public meetings, particularly at meetings and work sessions of the Jones County Economic Development Commission and Town Board of Commissioners, (3) maintaining a brownfields project information section on the Town website, (4) preparing printed materials (brochures) to disseminate project updates and program success stories. The Town will also extend its outreach efforts to include opportunities for citizens to review project deliverables, especially redevelopment plans, through presentations to local business and civic organizations and through small group meetings and open house planning charrettes facilitated by the brownfields task force to allow a broad range of community perspectives.

4. Site Eligibility and Property Ownership Eligibility – Not Applicable

**Town of Maysville, North Carolina  
Proposal for USEPA's Community-Wide Brownfields Assessment Grant  
RFP #EPA-OSWER-OBLR-14-07**

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**ATTACHMENT B**

**Letter from North Carolina Department of Environment and Natural Resources  
December 12, 2014**



North Carolina Department of Environment and Natural Resources

Pat McCrory  
Governor

John E. Skvarla, III  
Secretary

December 12, 2014

Mr. Jonathan Franklin  
Manager  
Town of Maysville  
P.O. Box 265  
Maysville, NC 28555

Re: U.S. Environmental Protection Agency Brownfields Assessment Grant – Town of Maysville

Dear Mr. Franklin:

The North Carolina Department of Environment and Natural Resources (DENR) Brownfields Program acknowledges and supports the Town of Maysville's application for a U.S. EPA Brownfields Assessment Grant. Thank you for your interest in brownfields redevelopment as a revitalization tool.

Your application is focused on the needed revitalization due to the economic effects of floodwaters from Hurricane Irene and the construction of U.S. Highway 17 Bypass directing traffic flow away from town. We concur that this grant can spur needed economic development for Maysville.

We hope that Maysville is successful in being awarded this grant, and we will continue to stand with you in support your brownfield redevelopment efforts by providing guidance gained from the many successful brownfields grantees across the state as well as helping attract redevelopers to your projects through the liability protections offered under our Brownfields Program. We very much like to continue to work with all grant applicants towards the efficient use of federal funds towards brownfields redevelopment.

We would also be happy to provide outreach and education to your local prospective developers of brownfields properties about the liability relief and tax benefits that our program can offer. This can often facilitate project financing for them and turn projects from non-starters into real brick and mortar redevelopments.

We wish you success in being awarded grant funds. However, regardless of whether you win such an award or not, we look forward to working with you on these projects to rejuvenate your community through the Brownfields Program.

Sincerely,

Bruce Nicholson  
Brownfields Program Manager  
Bruce.Nicholson@ncdenr.gov

cc: David Champagne, U.S. EPA Region 4

1646 Mail Service Center, Raleigh, North Carolina 27699-1646  
Phone: 919-707-8200 \ Internet: <http://portal.ncdenr.org/web/wm>

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**Town of Maysville, North Carolina  
Proposal for USEPA's Community-Wide Brownfields Assessment Grant  
RFP #EPA-OSWER-OBLR-14-07**

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**ATTACHMENT C**

**Letters of Support from Community-Based Organizations  
December 19, 2014**

<b>ORGANIZATION</b>	<b>DATE</b>	<b>SUPPORT COMMITMENT</b>
1. Jones County Board of Commissioners	November 26, 2014	<ul style="list-style-type: none"><li>• Communicate benefits of program</li><li>• Assist in identification of properties for assessment</li><li>• Representation on committees in support of its mission to:<ul style="list-style-type: none"><li>◦ Stimulate County-wide economic development and market properties with redevelopment potential</li></ul></li></ul>
2. Jones County Committee of 100	November 26, 2014	<ul style="list-style-type: none"><li>• Communicate benefits of program</li><li>• Assist in identification of properties for assessment</li><li>• Representation on committees in support of its mission to:<ul style="list-style-type: none"><li>◦ Stimulate County-wide economic development and market properties with redevelopment potential</li></ul></li></ul>
3. Jones County Economic Development Commission	November 26, 2014	<ul style="list-style-type: none"><li>• Communicate benefits of program</li><li>• Assist in identification of properties for assessment</li><li>• Representation on committees in support of its mission to:<ul style="list-style-type: none"><li>◦ Stimulate County-wide economic development and market properties with redevelopment potential</li></ul></li></ul>
4. Maysville Development Corporation	September 29, 2014	<ul style="list-style-type: none"><li>• Communicate benefits of program</li><li>• Assist in identification of properties for assessment</li><li>• Representation on committees in support of its mission to:<ul style="list-style-type: none"><li>◦ Stimulate County-wide economic development and market properties with redevelopment potential</li></ul></li></ul>
5. Maysville Economic Leadership Organization	September 29, 2014	<ul style="list-style-type: none"><li>• Communicate benefits of program</li><li>• Assist in identification of properties for assessment</li><li>• Representation on committees in support of its mission to:<ul style="list-style-type: none"><li>◦ Stimulate County-wide economic development and market properties with redevelopment potential</li></ul></li></ul>

BOARD OF COUNTY  
COMMISSIONERS

MIKE HADDOCK, Chairman  
2314 Wyse Fork Rd.  
Trenton, NC 28585

SONDRA IPOCK RIGGS, Vice-Chairman  
862 Riggstown Rd.  
Pollockville, NC 28573

JOSEPH F. WIGGINS  
641 Richlands Road  
Trenton, NC 28585

FRANK EMORY  
8466 Hwy 41 West  
Richlands, NC 28574

ZACK KOONCE  
1539 Ten Mile Fork Road  
Trenton, NC 28585



POST OFFICE BOX 340  
TRENTON, NORTH CAROLINA 28585  
(252) 448-7571 FAX (252) 448-1072

COUNTY MANAGER

FRANKY J. HOWARD  
P.O. Box 340  
Trenton, NC 28585

COUNTY ATTORNEY

JIMMIE B. HICKS  
P.O. Drawer 889  
New Bern, NC 28563

CLERK TO THE BOARD

MELISSA MOORE-FREEMAN  
P.O. Box 340  
Trenton, NC 28585

WEBSITE:  
[www.jonescountync.gov](http://www.jonescountync.gov)  
email:  
[jonescounty@jonescountync.gov](mailto:jonescounty@jonescountync.gov)

11/26/2014

The Jones County Board of Commissioners strongly supports the Town of Maysville's application for a Brownfields grant. The Jones County Board of commissioners will support this program by helping communicate the benefits of the program to the public, attending meetings, and helping identify selections sites for redevelopment opportunities.

Jones County has worked with Maysville and its leaders over the years to stimulate economic development through various projects. Like most towns, over the years Maysville has areas in need of redevelopment. Just like economic development, this redevelopment of key areas in Maysville can stimulate other growth and private investment. Maysville has recently gone through the NC Rural Centers Small Town Economic Prosperity Program.

We see this grant as opportunity to help Maysville market vacant land within their community to businesses that may be otherwise unwilling to take a chance on relocating within Maysville town due to the unknown risks of building upon land that may be viewed as potentially hazardous due to previous land uses.

Maysville is a town in which a few key businesses making the choices to locate there could dramatically improve the economic conditions within the Town. We see the opportunities being created by the planned improvements to Highway 17, making it a more valuable transportation corridor, as a chance to return economic prosperity to the Town of Maysville.

Respectfully,

Mike Haddock Chairman  
Jones County Board of Commissioners



# Jones County Committee of 100

Post Office Box 340  
134 Industrial Park Drive  
Trenton, NC 28585

Telephone 252-448-1315  
252-448-1319  
Fax 252-448-1374

11/26/2014

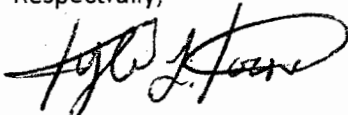
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Respectfully,



Kyle Koonce President

Jones County Committee of 100



## Jones County Economic Development Commission

Larry Meadows-EDC Director

11/26/2014

The Jones County Economic Development Board strongly supports the Town of Maysville's application for a Brownfields grant. The Jones County EDC Board will support this program by helping communicate the benefits of the program to the public, attending meetings, and helping identify selections sites for redevelopment opportunities.

Jones County EDC has worked with Maysville and its leaders over the years to stimulate economic development through various projects. Like most towns, over the years Maysville has areas in need of redevelopment. Just like economic development, this redevelopment of key areas in Maysville can stimulate other growth and private investment. Maysville has recently gone through the NC Rural Centers Small Town Economic Prosperity Program.

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Respectfully,

A handwritten signature in cursive script, appearing to read "Charles Jones".

Charles Jones, Chairman

Jones County EDC Board

Chairman  
Mr. Wayne Sayland

Members  
Mrs. Grace Jones, Mr. William Frost, Mr. Vick Bryan, Mr. Edward Morris, Mr. Dan Ryan

Treasurer  
Mr. Buddy Mills

# Maysville

## Development Corporation

PO BOX 298  
Maysville, NC 28555  
Phone: (910) 743-4161

September 29, 2014

To Whom It May Concern:

The Maysville Development Corporation is a non-profit that looks to help the Town of Maysville with its economic development efforts. The Town of Maysville has gone through some significant changes in the last couple of decades due to a changing economy. Those changes have left many commercial buildings and commercial properties empty. It is essential to the success of Maysville that we find a way to reuse those buildings and properties.

It is the opinion of the Board Members of Maysville Development Corporation that the Town of Maysville could greatly benefit from the Brownfields Program. This program will allow us to identify economic development corridors and assess those corridors so that we may better market them for future development. It is for those reasons that we pledge our support and look forward to working with the Town of Maysville throughout this project.

The Maysville Development Corporation will support this program by helping communicate the benefits of the program to the public, attending meetings, and helping identify selections sites for redevelopment opportunities.

Sincerely,



Wayne Sayland  
Chairman



## Maysville Economic Leadership Organization

The Maysville Economic Leadership Organization strongly supports the Town of Maysville application for a Brownfields grant. The Maysville Economic Leadership Organization will support this program by helping communicate the benefits of the program to the public, attending meetings, and helping identify selections sites for redevelopment opportunities.

Our organization has been playing a role in helping to bring economic prosperity to the Town of Maysville for the past four years. Our group is an outgrowth of the NC Rural Centers Small Town Economic Prosperity Program in which we developed a long term vision for our community along with specific projects to help us achieve that vision.

We see this grant as opportunity to help us market our vacant land within our community to businesses that may be otherwise unwilling to take a chance on relocating within our town due to the unknown risks of building upon land that may be viewed as potentially hazardous due to previous land uses.

Our town is one in which a few key businesses making the choices to locate here could dramatically improve the condition of our town. We see the opportunities being created by the planned improvements to Highway 17, making it a more valuable transportation corridor, as a chance to return economic prosperity to our community.

Respectfully,

A handwritten signature in dark ink, appearing to read "Dan Ryan". The signature is stylized with a large, looped "D" and a long horizontal stroke extending to the right.

Dan Ryan

Maysville Economic Leadership Organization